



PearlWest

11th & Pearl Streets, Boulder CO

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View Map

Creative High Ceiling Office Space in the Heart of Downtown Boulder

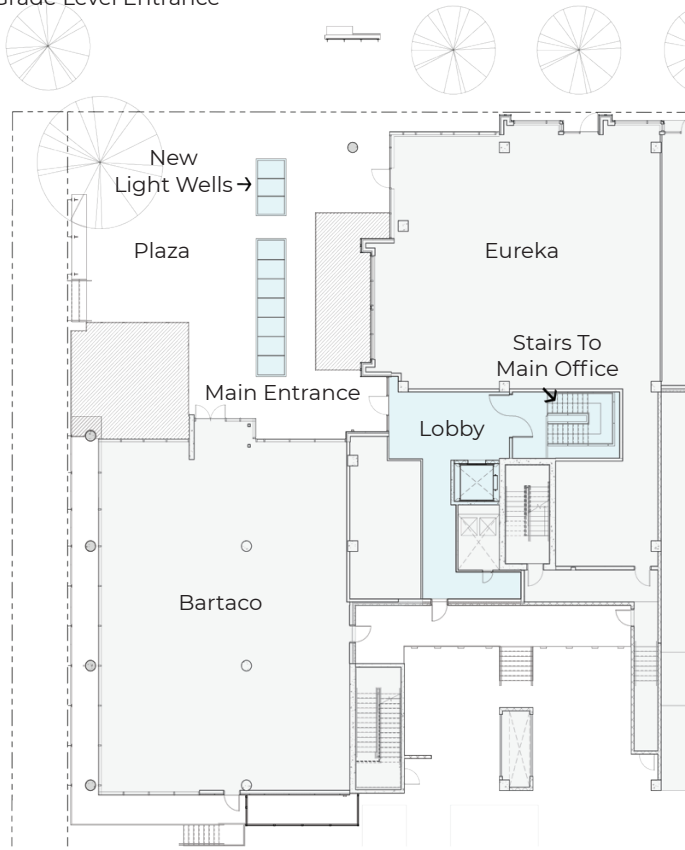
Available Space	18,248 sq. ft.*
Lease Rate / sq. ft.	\$25.00 NNN
Estimated Expenses / sq. ft.	\$15.97

*Approximate Until Final Measurement

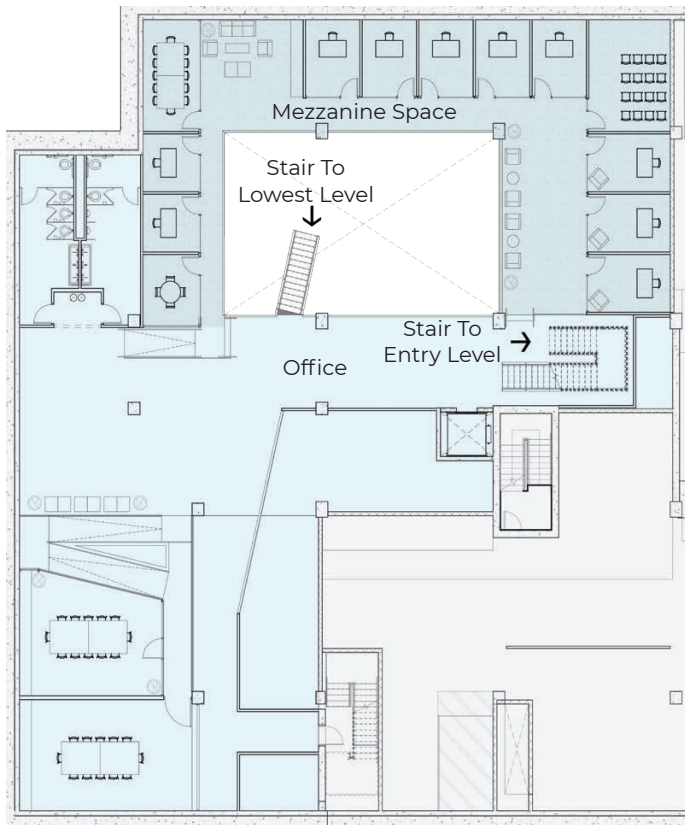
- Creative Office Space Below the Main Plaza with Dramatic 12' - 27' High Ceilings & Natural Light to be Provided by Large Overhead Skylights
- Located at the West End of the Pearl Street with Entrance on Vibrant Public Plaza - Elevator Down One Floor
- Join Local and National Tenants Including: Galvanize, Amazon, Twitter, Google, Apple, WeWork & Many More
- Within Walking Distance to All Major Amenities
- 2 On-Site Executive Parking Spaces at Below Grade Elevator Landing at Current Market Rates & Up to 10 Additional Spaces at a City of Boulder Parking Structure at Direct Pass-Through Costs

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

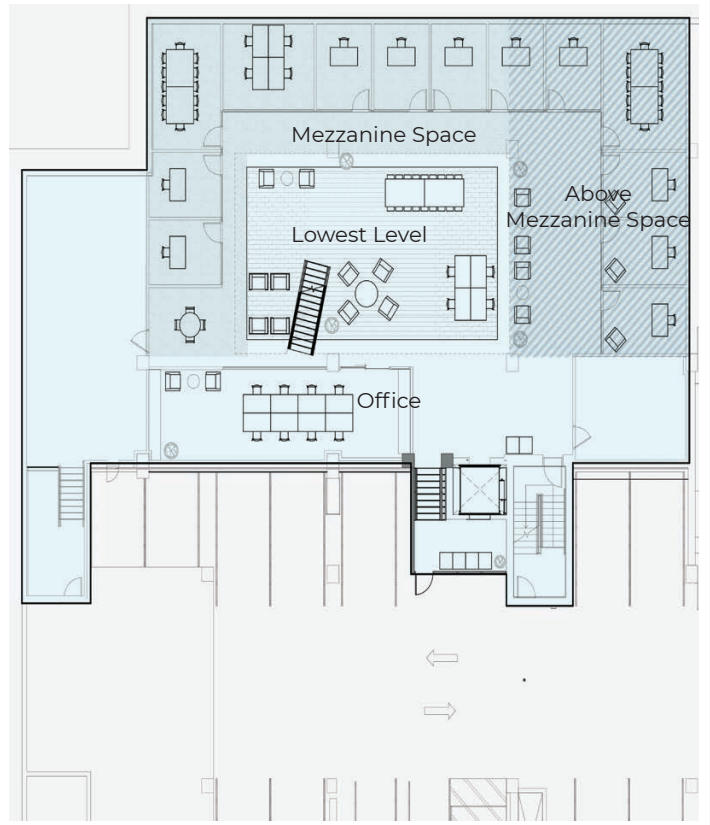
Grade Level Entrance



Lower Level 1 Conceptual Floorplan - Core and Shell Delivery



Lower Level 2 Conceptual Floorplan - Core and Shell Delivery



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Stacking Plan



Plaza Entrance



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